

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

Helfand & Helfand  
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Michael C. D'Aries, Esq.  
Attorneys for 21st Mortgage Corporation  
("21st Mortgage")

In Re:

Joanne R Messey a/k/a Joanne Moir,  
Debtor



Order Filed on October 24, 2016  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 13-24589

Hearing Date: September , 2016

Judge: Kathryn C. Ferguson

Chapter: 13

Recommended Local Form:

☐ Followed

☒ Modified

### ORDER VACATING STAY AND CO-DEBTOR STAY

The relief set forth on the following page is hereby **ORDERED**.

DATED: October 24, 2016

Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

Upon the motion of 21st Mortgage Corporation,, under  
Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as  
hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume  
and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to  
pursue the movant's rights in the following:

☒ Real property more fully described as:  
25 Vincent Drive, Burlington, NJ 08016

☐ Personal property more fully described as:

It is further ORDERED that the co-Debtor stay under Section 1301(a) is vacated as to  
Edwin W. Messey and Lois Messey, vis-a-vis the subject property

It is further ORDERED that the movant may join the debtor and any trustee appointed in  
this case as defendants in its action(s) irrespective of any conversion to any other chapter of the  
Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who  
entered an appearance on the motion.

## Imaged Certificate of Notice Page 3 of 3

United States Bankruptcy Court  
District of New JerseyIn re:  
Joanne R Messey  
DebtorCase No. 13-24589-KCF  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 1

Date Rcvd: Oct 25, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 27, 2016.

db +Joanne R Messey, 25 Vincent Drive, Burlington, NJ 08016-3849

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 27, 2016

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 24, 2016 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
 Albert Russo docs@russotrustee.com  
 Albert Russo (NA) on behalf of Trustee Albert Russo docs@russotrustee.com  
 Andrew L. Spivack on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedpne.com  
 Denise E. Carlon on behalf of Creditor Wells Fargo Bank, N.A.  
 bankruptcynotice@zuckergoldberg.com, bkgroup@kmlawgroup.com  
 Denise E. Carlon on behalf of Loss Mitigation Wells Fargo Bank N.A.  
 bankruptcynotice@zuckergoldberg.com, bkgroup@kmlawgroup.com  
 Michael C. D'Aries on behalf of Creditor 21st Mortgage Corporation mdaries@helfandlaw.com,  
 ahelfand@helfandlaw.com  
 R. A. Lebron on behalf of Creditor BSI FINANCIAL as servicer for, FIRST BANK RICHMOND  
 bankruptcy@feinsuch.com  
 Scott Eric Kaplan on behalf of Debtor Joanne R Messey scott@sekaplanlaw.com,  
 felisha@sekaplanlaw.com, sekparalegal@gmail.com

TOTAL: 9